

County of San Diego
TRANSPORTATION IMPACT FEE PROGRAM
Trip Generation Rates

LAND USE CATEGORY	TRIP RATE (ADT)	PASS-BY VOLUME (%)	ADJUSTED TRIP RATE (ADT)
AGRICULTURE (OPEN SPACE)	2 / acre	2%	1.96 / acre
AIRPORT			
Commercial	70 / ksf	2%	68.6 / ksf
General Aviation	6 / acre	2%	5.88 / acre
Heliports	100 / acre	2%	98 / acre
AUTOMOBILE			
Car Wash			
Automatic	600 / acre	?	600 / acre
Self-serve	100 / wash stall	?	100 / wash stall
Gasoline			
with/Food Mart	160 / fueling space	28%	115.2 / fueling space
with/Food Mart & Car Wash	155 / fueling space	28%	111.6 / fueling space
Older Service Station Design	150 / fueling space	28%	108 / fueling space
Sales (Dealer & Repair)	50 / ksf	28%	36 / ksf
Auto Repair Center	20 / ksf	28%	14.4 / ksf
Auto Parts Sales	60 / ksf	28%	43.2 / ksf
Quick Lube	40 /	28%	28.8 /
Tire Store	25 / ksf	28%	18 / ksf
CEMETERY	5 / acre	?	5 / acre
CHURCH (OR SYNAGOGUE)	9 / ksf	11%	8.01 / ksf
COMMERCIAL/RETAIL			
Super Regional Shopping Center	35 / ksf	?	35 / ksf
(More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)			
Regional Shopping Center	50 / ksf	11%	44.5 / ksf
(40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)			
Community Shopping Center	80 / ksf	22%	62.4 / ksf
(15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)			
Neighborhood Shopping Center	120 / ksf	22%	93.6 / ksf
(Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)			
Commercial Shops			
Specialty Retail/Strip Commercial	40 / ksf	15%	34 / ksf
Electronics Superstore	50 / ksf	15%	42.5 / ksf
Factory Outlet	40 / ksf	15%	34 / ksf
Supermarket	150 / ksf	15%	127.5 / ksf
Drugstore	90 / ksf	15%	76.5 / ksf

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Convenience Market (15-16 hours)	500 / ksf	15%	425 / ksf
Convenience Market (24 hours)	700 / ksf	15%	595 / ksf
Convenience Market (w/gasoline pumps)	850 / ksf	15%	722.5 / ksf
Discount Club	60 / ksf	15%	51 / ksf
Discount Store	60 / ksf	15%	51 / ksf
Furniture store	6 / ksf	15%	5.1 / ksf
Lumber Store	30 / ksf	15%	25.5 / ksf
Home Improvement Superstore	40 / ksf	15%	34 / ksf
Hardware/Paint Store	60 / ksf	15%	51 / ksf
Garden Nursery	40 / ksf	15%	34 / ksf
Mixed Use: Commercial (w/supermarket)	110 / ksf	15%	93.5 / ksf
Mixed Use: Commercial/Residential	5 / unit	15%	4.25 / unit
EDUCATION			
University (4 years)	2.4 / student	0%	2.4 / student
Junior College (2 years)	1.2 / student	1%	1.19 / student
High School	1.3 / student	6%	1.22 / student
Middle/Junior High	1.4 / student	12%	1.23 / student
Elementary	1.6 / student	10%	1.44 / student
Day Care	5 / child	14%	4.3 / child
FINANCIAL			
Bank (Walk-In only)	150 / ksf	23%	115.5 / ksf
with Drive-Through	200 / ksf	23%	154 / ksf
Drive-Through only	250 / lane	23%	192.5 / lane
Drive-Through only (one-way)	125 / lane	23%	96.25 / lane
Savings & Loan	60 / ksf	23%	46.2 / ksf
Drive-Through only	100 / lane	23%	77 / lane
Drive-Through only (one-way)	50 / lane	23%	38.5 / lane
HOSPITAL			
General	20 / bed	2%	19.6 / bed
Convalescent/Nursing	3 / bed	2%	2.94 / bed
INDUSTRIAL			
Industrial/Business Park (commercial included)	16 / ksf	20%	12.8 / ksf
Industrial Park (no commercial)	8 / ksf	2%	7.84 / ksf
Industrial Plant (multiple shifts)	10 / ksf	3%	9.7 / ksf
Manufacturing/Assembly	4 / ksf	3%	3.88 / ksf
Warehousing	5 / ksf	3%	4.85 / ksf
Storage	2 / ksf	3%	1.94 / ksf
Science Research & Development	8 / ksf	3%	7.76 / ksf
Landfill & Recycling Center	6 / acre	3%	5.82 / acre
LIBRARY			
	50 / ksf	12%	44 / ksf

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LODGING			
Hotel (w/convention facilities/restaurant)	10 / room	4%	9.6 / room
Motel	9 / room	4%	8.64 / room
Resort Hotel	8 / room	4%	7.68 / room
Business Hotel	7 / room	4%	6.72 / room
MILITARY	2.5 / person	2%	2.45 / person
OFFICE			
Standard Commercial Office (less than 100,000 sq. ft.)	20 / ksf	4%	19.2 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	17 / ksf	3%	16.49 / ksf
Office Park (400,000+ sq. ft.)	12 / ksf	3%	11.64 / ksf
Single Tenant Office	14 / ksf	3%	13.58 / ksf
Corporate Headquarters	7 / ksf	3%	6.79 / ksf
Government (Civic Center)	30 / ksf	16%	25.2 / ksf
Post Office			
Central/Walk-In Only	90 / ksf	16%	75.6 / ksf
Community (not including mail drop lane)	200 / ksf	16%	168 / ksf
Community (w/mail drop lane)	300 / ksf	16%	252 / ksf
Mail Drop Lane only	1500 / lane	16%	1260 / lane
Mail Drop Lane only (one-way)	750 / lane	16%	630 / lane
Department of Motor Vehicles	180 / ksf	16%	151.2 / ksf
Medical-Dental	50 / ksf	10%	45 / ksf
PARKS			
City (developed w/meeting rooms and sports facilities)	50 / acre	6%	47 / acre
Regional (developed)	20 / acre	6%	18.8 / acre
Neighborhood/County (undeveloped)	5 / acre	6%	4.7 / acre
State (average 1000 acres)	1 / acre	6%	0.94 / acre
Amusement (Theme)	80 / acre	6%	75.2 / acre
San Diego Zoo	115 / acre	6%	108.1 / acre
Sea World	80 / acre	6%	75.2 / acre
RECREATION			
Beach, Ocean or Bay	600 / klf shore	9%	546 / klf shore
Beach, Lake (fresh water)	50 / klf shore	9%	45.5 / klf shore
Bowling Center	30 / ksf	9%	27.3 / ksf
Campground	4 / campsite	9%	3.64 / campsite
Golf Course	7 / acre	9%	6.37 / acre
Driving Range only	70 / acre	9%	63.7 / acre
Marinas	4 / berth	9%	3.64 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	90 / acre	9%	81.9 / acre
Racquetball/Health Club	30 / ksf	9%	27.3 / ksf

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Tennis Courts	16 / acre	9%	14.56 / acre
Sports Facilities			
Outdoor Stadium	50 / acre	9%	45.5 / acre
Indoor Arena	30 / acre	9%	27.3 / acre
Racetrack	40 / acre	9%	36.4 / acre
Theaters (multiplex w/matinee)	80 / ksf	17%	66.4 / ksf
RESIDENTIAL			
Estate, Urban or Rural (average 1-2 DU/acre)	12 / unit	3%	11.64 / unit
Single Family Detached (average 3-6 DU/acre)	10 / unit	3%	9.7 / unit
Condominium (or any multi-family 6-20 DU/acre)	8 / unit	3%	7.76 / unit
Apartment (or any multi-family units more than 20 DU/acre)	6 / unit	3%	5.82 / unit
Military Housing (off-base, multifamily) (less than 6 DU/acre)	8 / unit	3%	7.76 / unit
(6-20 DU/acre)	6 / unit	3%	5.82 / unit
Mobile Home			
Family	5 / unit	3%	4.85 / unit
Adults Only	3 / unit	3%	2.91 / unit
Retirement Community	4 / unit	3%	3.88 / unit
Congregate Care Facility	2.5 / unit	3%	2.43 / unit
RESTAURANT			
Quality	100 / ksf	12%	88 / ksf
Sit-down, high turnover	160 / ksf	12%	140.8 / ksf
Fast Food (w/drive-through)	650 / ksf	12%	572 / ksf
Fast Food (without drive-through)	700 / ksf	12%	616 / ksf
Delicatessen (7am-4pm)	150 / ksf	12%	132 / ksf
TRANSPORTATION			
Bus Depot	25 / ksf	?	25 / ksf
Truck Terminal	10 / ksf	?	10 / ksf
Waterport/Marine Terminal	170 / berth	?	170 / berth
Transit Station (Light Rail w/parking)	300 / acre	?	300 / acre
Park & Ride Lots	400 / acre	?	400 / acre
Park & Ride Lots	5 / parking space	?	5 / parking space